RAB PEMBEBASAN LAHAN RS. AVICIENNA MEDIKA CENTRE

40.000/m2 DI KARADENAN CIBINONG KABUPATEN - BOGOR - JAWA BARAT

No.	Lokasi	Luas	Harga M^2	Total Harga	Luas harga/blok
1	Suwandi	20,000	4,500,000	90,000,000,000	
2	Ex Pabrik Batako	3,500	4,500,000	15,750,000,000	
3	Toko Material	3,500	5,000,000	17,500,000,000	**40,000**
4	Bu Haji	4,000	10,000,000	40,000,000,000	
5	Tanah Warga	6,000	3,000,000	18,000,000,000	
6	Tanah belakang Ex Pabrik Batako	3,000	5,000,000	15,000,000,000	**196,250,000,000**

Harga rata - rata (Rp. 196.250.000.000 : 40.000) = 4,906,250

KALKULASI PER PAKET PEKERJAAN

No	Tugas	Nama	Jasa/M2	Total
1	Mediasi Tengah	A	30,000	1,200,000,000
2	Pihak Investor Lahan	B	40,000	1,600,000,000
3	Pihak Owner	C	30,000	1,200,000,000
4	Koordinator Kawasan	D	30,000	1,200,000,000

TOTAL BIAYA - BIAYA SAMPAI SPS

No	Uraian		Jasa/M2	Total
1	AJB (Akte Jual Beli) 10% x NJOP + SPS		2,500	100,000,000
2	Jasa Notaris		2,000	80,000,000
3	BPHTB, 5% x NJOP		5,500	220,000,000
4	Desa + Kec + LSM + Wartawan		3,000	120,000,000
5	Team Keamanan + Polsek + Koramil		3,000	120,000,000
6	Legalitas + Izin Lokasi + AMDAL, dll		12,000	480,000,000
7	Pengukuran, GPS, Peta BPN		2,000	80,000,000
8	CSR (Corforate Sosial Responsibility)		4,000	160,000,000
9	Cash Back Investor		25,000	1,000,000,000
10	Cash Back Owner		25,000	1,000,000,000
		Sub Ttal	**84,000**	**3,360,000,000**

Total harga lahan - biaya - biaya 40.000/m2

4.906.250 + 84.000 = 4.990.250		
Total Harga lahan - Biaya - biaya/40.000/m2	4,990,250	199,610,000,000
Harga naik 10% dari harga 2 tahun yang lalu	499,025	
	5,489,275	**219,571,000,000**

Total Profit Pembebasan Lahan 23,321,000,000

Funder 60% 13,992,600,000
Owner 40% 9,328,400,000